

MEGAN BARRY  
MAYOR



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
Telephone: (615) 862-7970  
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**STAFF RECOMMENDATION**  
**1504 Forrest Avenue**  
**February 17, 2016**

**Application:** New construction - addition  
**District:** Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 08309038600  
**Applicant:** Mitch Hodge, S. Mitchell Hodge Architecture  
**Project Lead:** Melissa Sajid, melissa.sajid@nashville.gov

**Description of Project:** The applicant proposes a rear addition and side dormer additions on a contributing house.

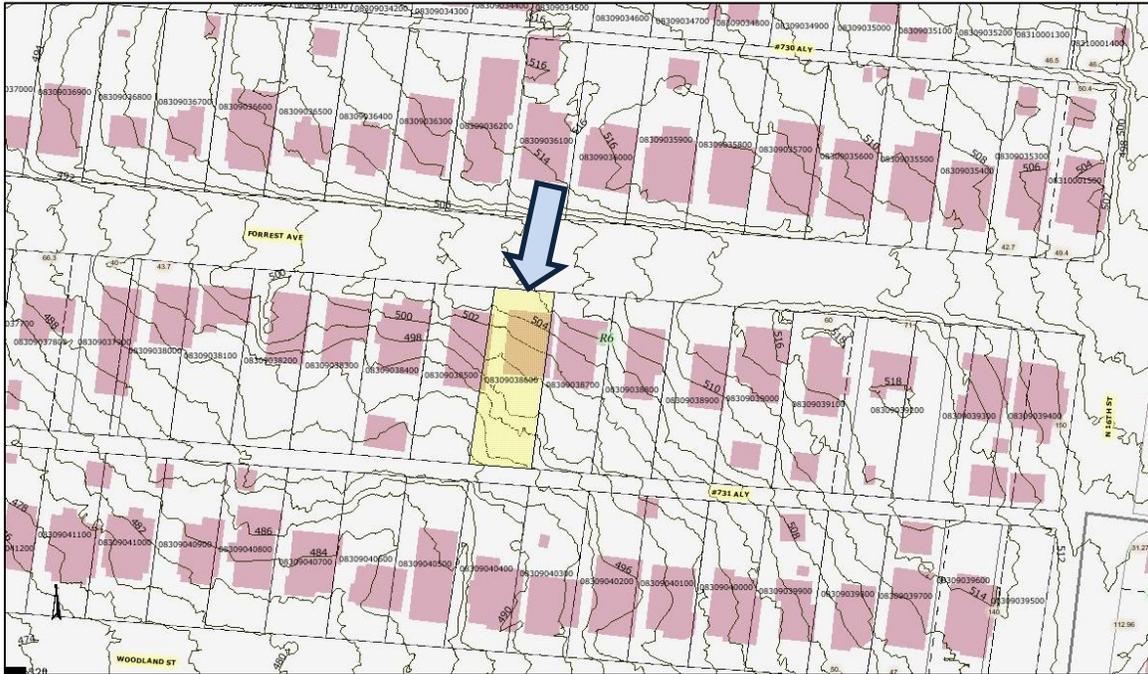
**Recommendation Summary:** Staff recommends approval of the proposed additions to 1504 Forrest Avenue with the conditions that:

- The dormers on the rear addition shall sit in at least six inches (6") from the existing ridges;
- The trim, window, and door selections are approved by MHZC Staff prior to purchase and installation; and,
- The HVAC if it is to be relocated, that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

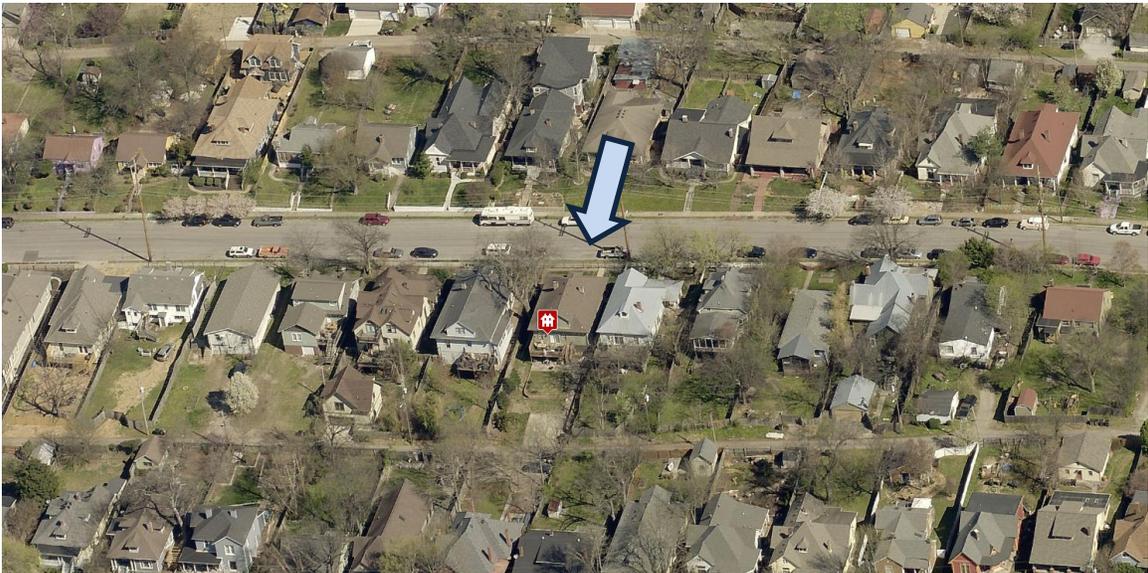
Meeting these conditions, Staff finds that the project meets the design guidelines for additions in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

**Attachments**  
**A:** Photographs  
**B:** Floorplans

**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **II.B. New Construction**

#### **1. Height**

New buildings must be constructed to the same number of stories and to a height which is compatible with the height of adjacent buildings.

*The height of the foundation wall, porch roof, and main roofs should all be compatible with those of surrounding historic buildings.*

#### **2. Scale**

The size of a new building and its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible with surrounding historic buildings.

*Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.*

#### **3. Setback and Rhythm of Spacing**

4. Since construction in an historic district has usually taken place continuously from the late nineteenth and early twentieth centuries, a variety of building types and styles result which demonstrate the changes in building tastes and technology over the years. New buildings should continue this tradition while complementing and being compatible with other buildings in the area.

*In Lockeland Springs-East End, historic buildings were constructed between 1880 and 1950. New buildings should be compatible with surrounding houses from this period.*

5. Reconstruction may be appropriate when it reproduces facades of a building which no longer exists and which was located in the historic district if: (1) the building would have contributed to the historical and architectural character of the area; (2) if it will be compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the lot on which the reproduction will be built; and (3) if it is accurately based on pictorial documentation.
6. Because new buildings usually relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.
7. New construction should be consistent with existing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details, and color; roof shape; orientation; and proportion and rhythm of openings.

The setback from front and side yard property lines established by adjacent historic buildings must be maintained. When a definite rhythm along a street is established by uniform lot and building width, infill new buildings should maintain that rhythm.

*The Commission has the ability to reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 17.40.410).*

*Appropriate setback reductions will be determined based on:*

- *The existing setback of the contributing primary buildings and accessory structures found in the*

- immediate vicinity;*
- Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- Shape of lot;*
- Alley access or lack thereof;*
- Proximity of adjoining structures; and*
- Property lines.*

*Appropriate height limitations will be based on:*

- Heights of historic buildings in the immediate vicinity*
- Existing or planned slope and grade*

*Infill construction on the 1400 - 1600 blocks of Boscobel Street may have widths up to 40'.*

#### **4. Relationship of Materials, Textures, Details, and Material Colors**

The relationship and use of materials, textures, details, and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

*T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal.*

*Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").*

*Four inch (4") nominal corner boards are required at the face of each exposed corner.*

*Stud wall lumber and embossed wood grain are prohibited.*

*Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.*

*When different materials are used, it is most appropriate to have the change happen at floor lines.*

*Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.*

*Texture and tooling of mortar on new construction should be similar to historic examples.*

*Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.*

*Primary entrances should be 1/2 to full-light doors. Faux leaded glass is inappropriate.*

*Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.*

#### **5. Roof Shape**

The roofs of new buildings shall be visually compatible, by not contrasting greatly, with the roof shape and orientation of surrounding buildings.

*Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.*

*Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.*

*Generally, two-story residential buildings have hipped roofs.*

*Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they*

*are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.*

*Infill construction on the 1400 -1600 blocks of Boscobel Street may have flat roofs or roofs with a minimal slope.*

## **6. Orientation**

The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

### *Porches*

*New buildings should incorporate at least one front street-related porch that is accessible from the front street.*

*Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.*

*Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.*

### *Parking areas and Driveways*

*Generally, curb cuts should not be added.*

*Where a new driveway is appropriate it should be two concrete strips with a central grassy median.*

*Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.*

## **7. Proportion and Rhythm of Openings**

The relationship of width to height of windows and doors, and the rhythm of solids (*walls*) to voids (*door and window openings*) in a new building shall be compatible, by not contrasting greatly, with surrounding *historic* buildings.

*Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.*

*In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.*

*Double-hung windows should exhibit a height to width ratio of at least 2:1.*

*Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.*

*Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.*

*Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings.*

*Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.*

*Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.*

## **9. Appurtenances**

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

## *Utilities*

*Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.*

*Generally, utility connections should be placed no closer to the street than the mid point of the structure.*

*Power lines should be placed underground if they are carried from the street and not from the rear or an alley.*

## **10. ADDITIONS**

- a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades.

### *Placement*

*Additions should be located at the rear of an existing structure.*

*Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*

*Generally, one-story rear additions should inset one foot, for each story, from the side wall.*

*Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.*

*Additions that tie-into the existing roof must be at least 6" below the existing ridge line.*

*In order to assure that an addition has achieved proper scale, the addition should:*

- No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.*
- Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*
- Additions should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:*

*· An extreme grade change*

*· Atypical lot parcel shape or size*

*In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not be taller and extend wider.*

*When an addition needs to be taller:*

*Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building.*

*In this instance, the side walls and roof of the addition must set in as is typical for all additions.*

*The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.*

*When an addition needs to be wider:*

*Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.*

*In addition, a rear addition that is wider should not wrap the rear corner.*

*Ridge raises*

*Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.*

#### *Sunrooms*

*Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.*

#### *Foundation*

*Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset.*

*Foundation height should match or be lower than the existing structure.*

*Foundation lines should be visually distinct from the predominant exterior wall material. This is generally accomplished with a change in materials.*

#### *Roof*

*The height of the addition's roof and eaves must be less than or equal to the existing structure.*

*Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.*

*Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).*

*Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.*

*The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.*

*Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.*

*Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:*

- New dormers should be similar in design and scale to an existing dormer on the building.*
- New dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.*
- The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes dormer locations relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.*
- Dormers should not be added to secondary roof planes.*
- Eave depth on a dormer should not exceed the eave depth on the main roof.*
- The roof form of the dormer should match the roof form of the building or be appropriate for the style.*
- The roof pitch of the dormer should generally match the roof pitch of the building.*
- The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)*
- Dormers should generally be fully glazed and aprons below the window should be minimal.*
- The exterior material cladding of side dormers should match the primary or secondary material of the*

*main building.*

*Side Additions*

*When a lot width exceeds 60' or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. The addition should set back from the face of the historic structure (at or beyond the midpoint of the building) and should be subservient in height, width and massing to the historic structure.*

*Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.*

*To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.*

b. The creation of an addition through enclosure of a front porch is not appropriate.

*Side porch additions may be appropriate for corner building lots or lots more than 60' wide.*

c. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.

d. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

*Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*

e. Additions should follow the guidelines for new construction.

**Background:** The house located at 1504 Forrest Avenue is one and one half stories and was built circa 1910. The house contributes to the character of the neighborhood.



**Analysis and Findings:** The applicant proposes a rear addition and side dormer additions on the historic house. Vehicular access to the house is via the alley.

**Height & Scale:** The rear addition has a maximum ridge height of approximately thirty-one feet (31') from grade and is no taller than the existing house. The maximum foundation height is approximately seven feet, nine inches (7' 9") at the rear of the addition as the property slopes down toward the rear of the property. Eave height on the addition is approximately nineteen feet (19') and is no taller than the eave heights on the existing house given the grade change.

The proposed additional footprint is approximately six hundred and fifty square feet (650 sq. ft.), compared to the existing footprint which is approximately one thousand, six hundred and thirty-seven square feet (1637 sq. ft.). The addition adds twenty feet (20') to

the depth of the house, which increase the depth of the house by approximately forty percent (40%).

As proposed, the rear addition is neither taller nor wider than the historic, and the footprint of the addition does not more than double the existing footprint. Therefore, staff finds that project is appropriate with regard to height and scale and meets section II.B.1.a.and b. of the guidelines.

Design, Location & Removability: The proposed one and one-half story rear addition is located at the rear of the historic house and is inset from both rear corners by two feet (2'). The addition meets the requirement of the design guidelines for additions to be inset at least two feet (2') for two-story additions.

The proposed side dormer additions are located approximately thirty-six feet (36') from the front wall of the existing house. The guidelines permit side dormer additions on historic homes. Staff finds that the location of the proposed side dormers is appropriate as they are located approximately at the midpoint of the historic home.

Staff finds the location of the proposed addition to meet sections II.B.2.a and II.B.2.d of the design guidelines.

Setback: The setbacks will be twelve feet (12') on the left side, and nine feet (9') on the right side. The rear wall of the addition will be approximately forty-seven feet (47') from the rear property line. The setbacks for the addition meet the bulk zoning standards and are consistent with the historic context of the surrounding area. Therefore, staff finds that the project meets section II.B.i.c for setbacks.

Materials: The walls of the addition will be composite siding with a reveal to match the siding on the historic house. The roof will be dimensional asphalt shingles, and the foundation will be concrete. The details of the rear porch, trim, window, and door materials are not indicated on the plans, and staff asks to approve the final window and door selections prior to purchase and installation.

With the staff's final approval of the trim, windows, and doors, staff finds that the known materials meet section II.B.1.d of the design guidelines.

Roof form: The existing house has a hipped roof form with paired windows. The side dormers to be added to the existing house are also hipped with paired windows. Both side dormer additions are hipped and set back two feet (2') from the wall below. Generally, side dormers introduced on a historic building should be of a similar scale and size to any existing historic dormers. In this case, the existing dormer is approximately five feet (5') and four feet (4') tall. The proposed side dormer is approximately nine feet by nine feet (9' x 9'). Historically, dormers often are similar in width to window openings below. The existing dormer is not large enough to duplicate and have usable space on the second level and the propose dormers are similar in width to the historic front window, therefore staff finds them to be appropriately scaled.

The proposed side dormer additions are appropriate as they are compatible with the scale and design of the building.

The rear addition proposes a rear facing gable with a roof pitch of 9:12, which matches that of the historic house. The rear addition also includes two side facing clipped dormers. The dormers are set back two feet (2') from the wall below but appear to pull off the existing ridges. Staff recommends a condition that the dormers sit in at least six inches (6") from the existing ridges. As the roof form on the addition is compatible with the historic house, Staff finds that the project meets section II.B.1.e of the design guidelines.

Orientation: The addition will not change the historic orientation of the house, which is oriented toward Forrest Avenue. Staff finds that the project meets section II.B.1.f as the house and additions are appropriately oriented.

Proportion and Rhythm of Openings: The windows on the proposed additions have generally the same proportions as the original windows on the historic building, and there are no large expanses of wall space in the addition without a window or door opening. Paired windows have four to six inch (4" – 6") mullions between them, also as seen historically. No changes to the window and door openings on the existing house were indicated on the plans. Staff finds the project's proportion and rhythm of openings to meet section II.B.1.g of the design guidelines.

Appurtenances & Utilities: The retaining wall shown on the plan is existing and constructed of brick. The location of the HVAC and other utilities was not noted. Staff asks that, if it is to be relocated, that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. With that condition, Staff finds that the project meets section II.B.1.i of the design guidelines.

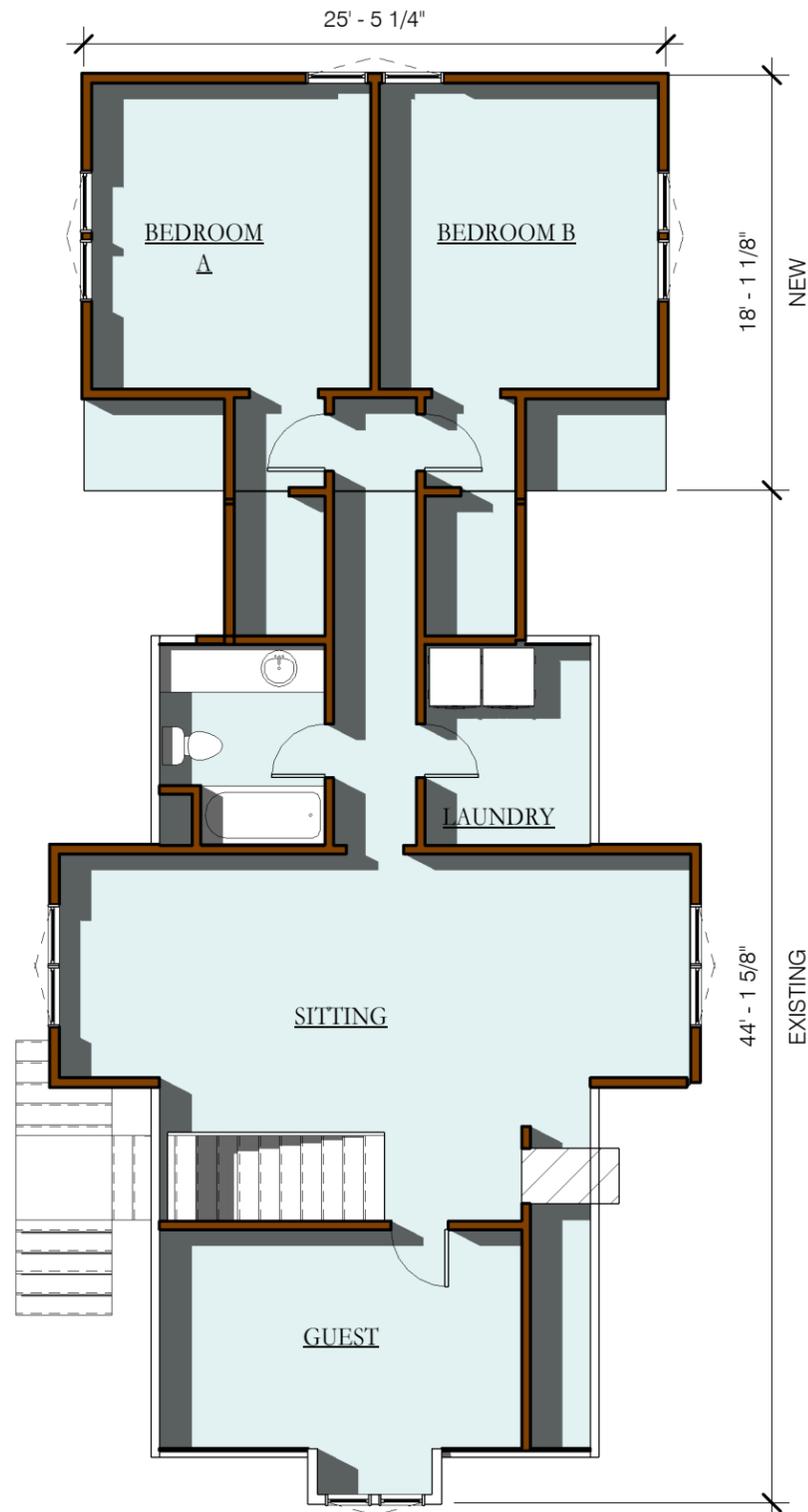
**Recommendation:**

Staff recommends approval of the proposed additions to 1504 Forrest Avenue with the conditions that:

- The dormers on the rear addition shall sit in at least six inches (6") from the existing ridges;
- The trim, window, and door selections are approved by MHZC Staff prior to purchase and installation; and,
- The HVAC if it is to be relocated, that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

Meeting these conditions, Staff finds that the project meets the design guidelines for additions in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

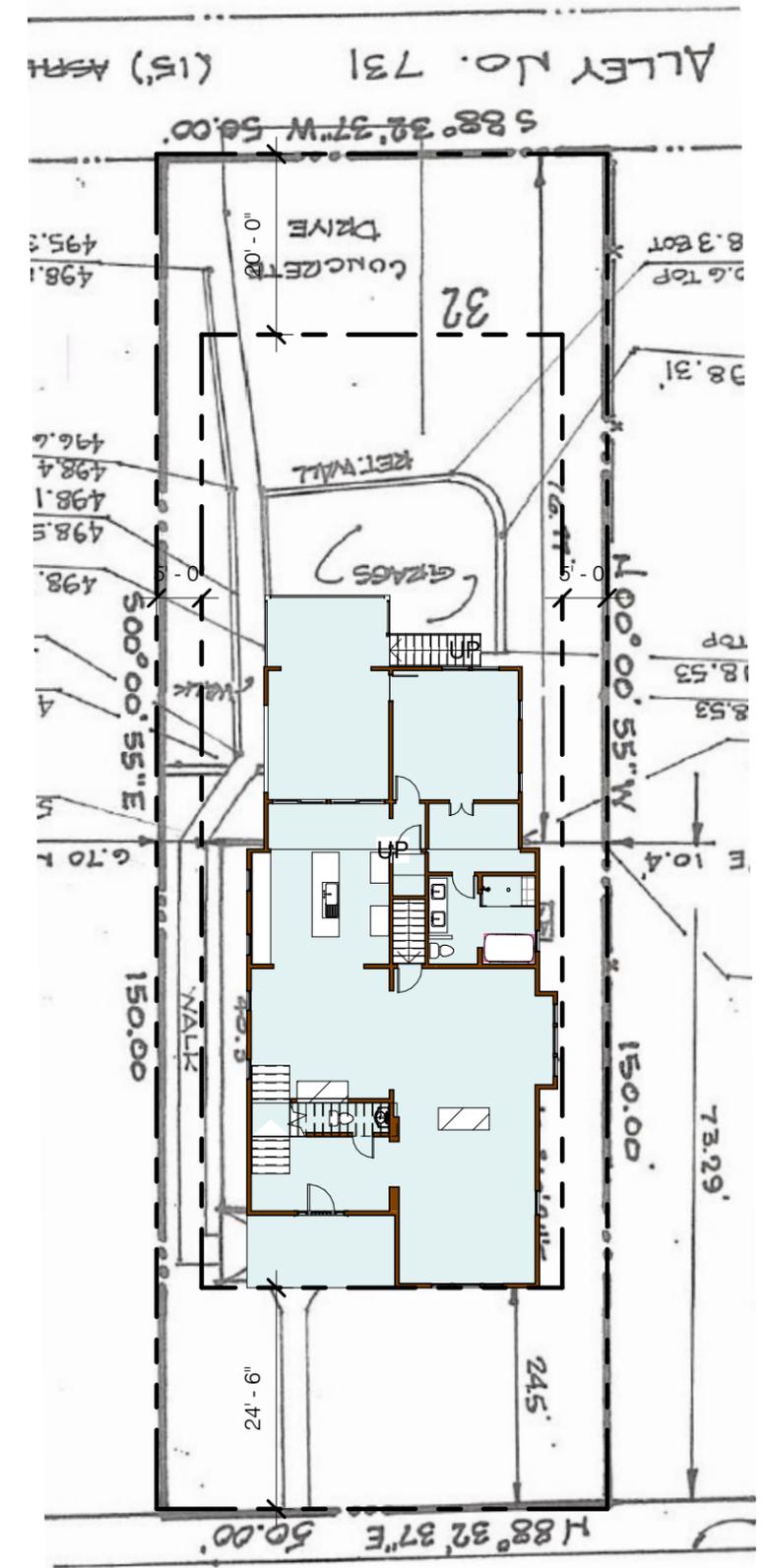




**3 SECOND FLOOR**  
A-1 1/8" = 1'-0"



**2 FIRST FLOOR**  
A-1 1/8" = 1'-0"



**1 1504 FORREST AVE**  
A-1 1" = 20'-0"

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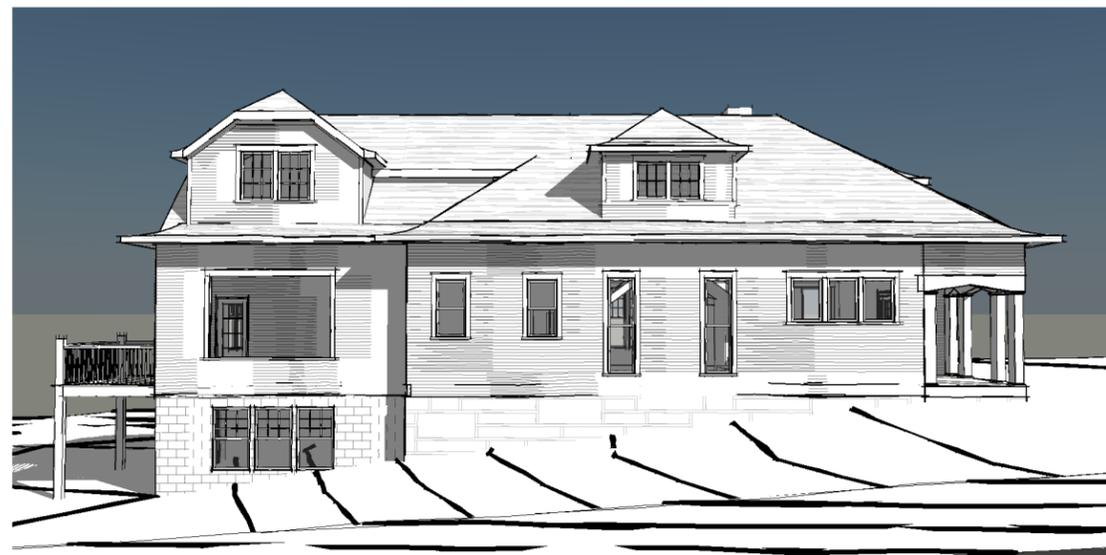
Additions & Renovations to  
**THE STONE RESIDENCE**  
1504 Forrest Ave. Nashville, TN 37206

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SITE PLAN

**A-1**

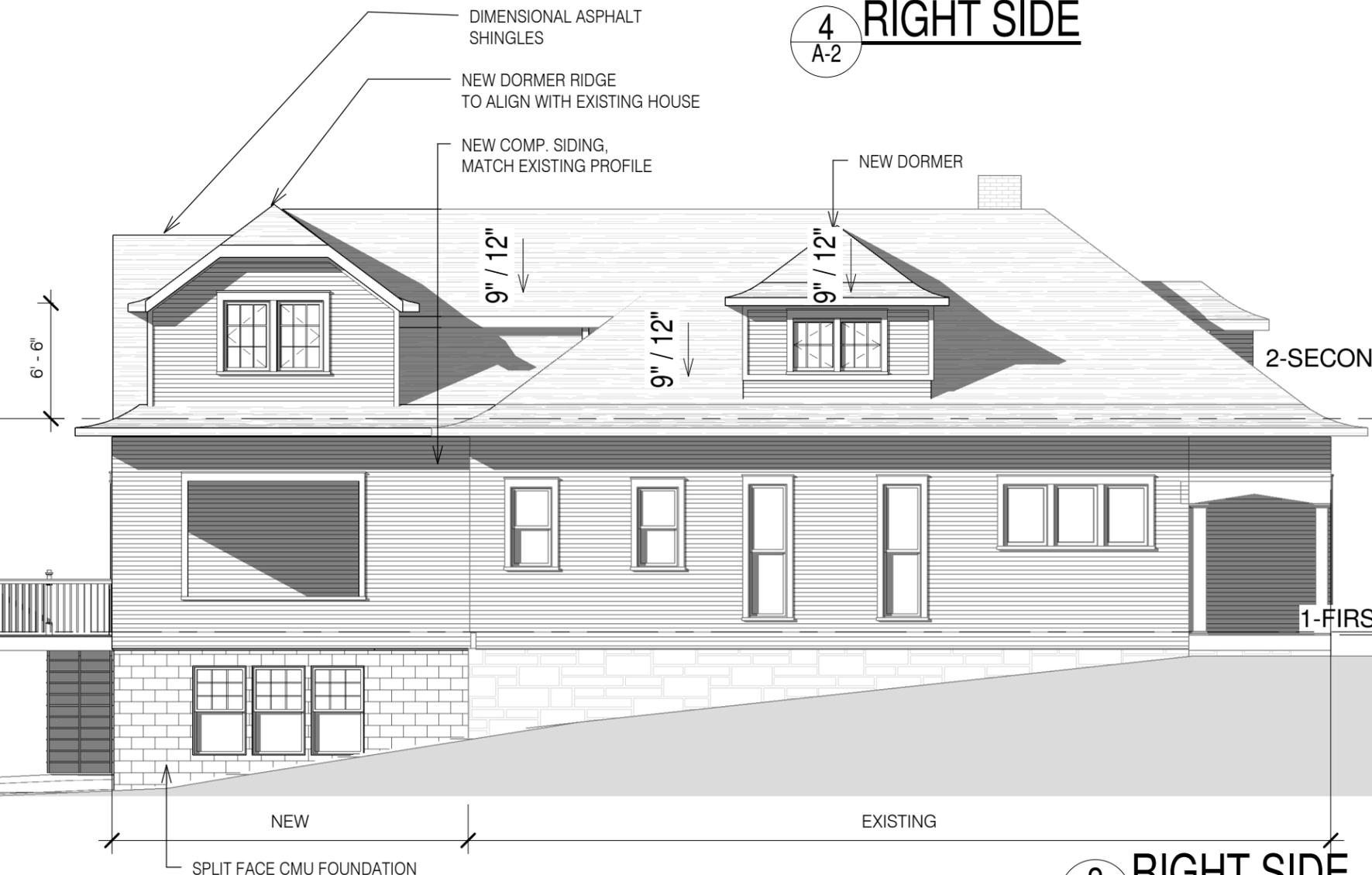
PROJECT : 1509  
DATE : 01.30.16



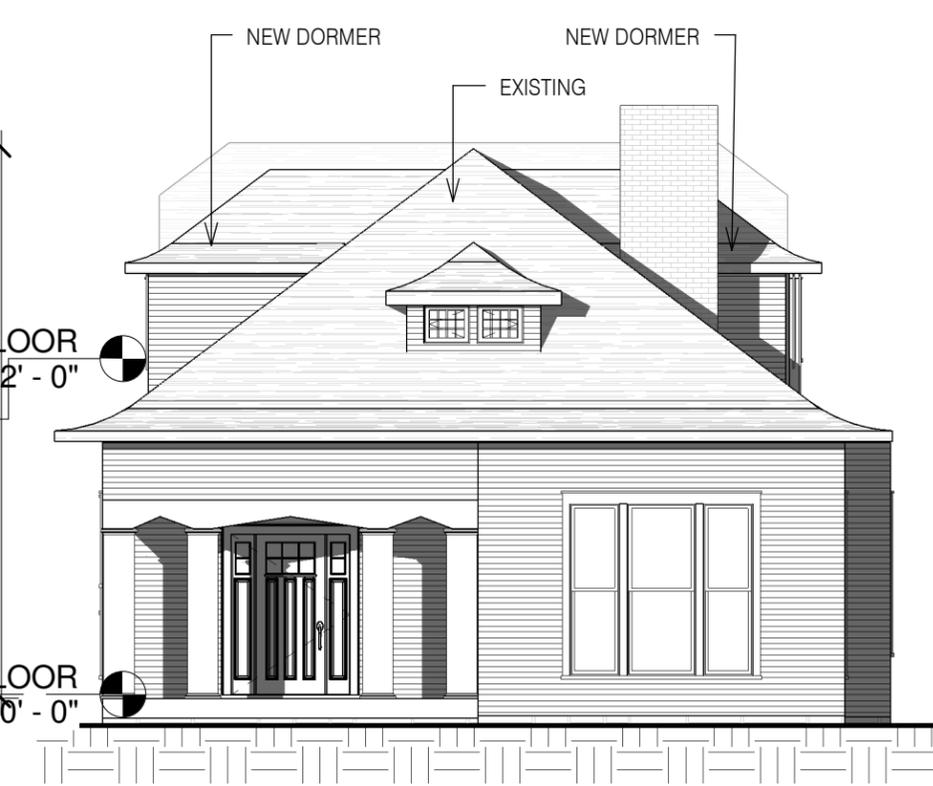
**4 RIGHT SIDE**  
A-2



**3 FRONT**  
A-2



**2 RIGHT SIDE**  
A-2  
1/8" = 1'-0"



**1 FRONT**  
A-2  
1/8" = 1'-0"

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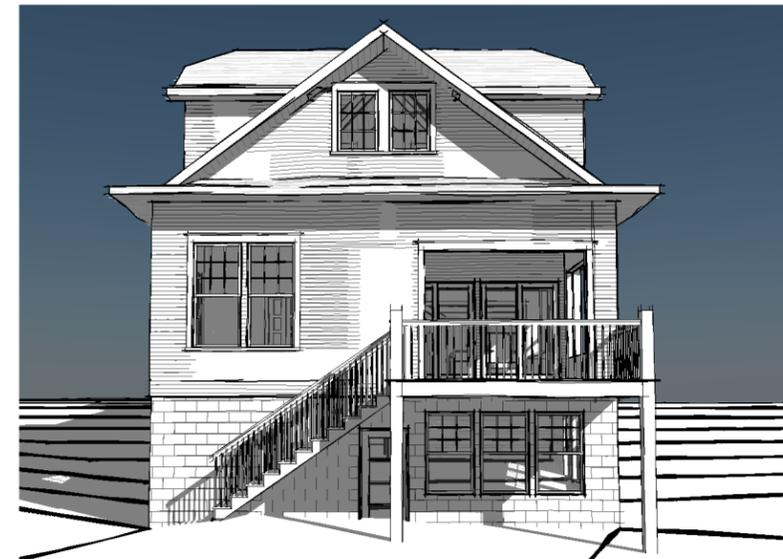
ELEVATIONS

**A-2**

PROJECT : 1509  
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4 LEFT SIDE  
A-3



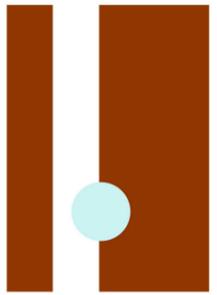
3 BACK  
A-3



2 LEFT SIDE  
A-3 1/8" = 1'-0"



1 BACK  
A-3 1/8" = 1'-0"



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ELEVATIONS

**A-3**

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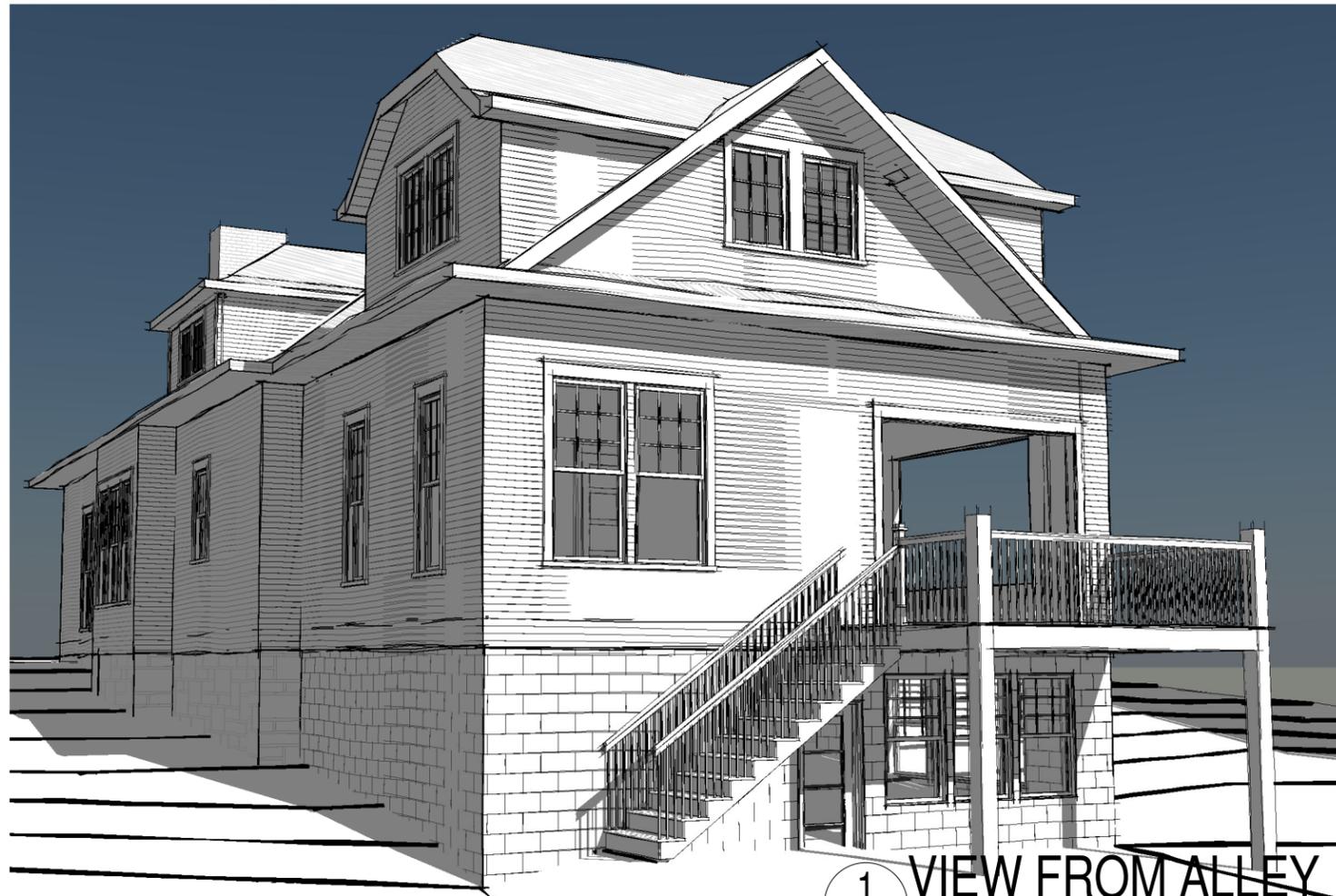
EXISTING



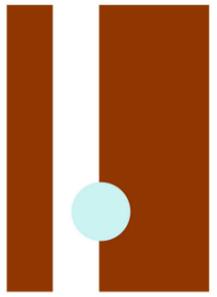
2 VIEW FROM STREET



EXISTING



1 VIEW FROM ALLEY



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PROJECT VIEWS

**A-4**

PROJECT : 1509

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